

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Certificate of Notice Page 1 of 4

In Re:	Case No.:	23-16240
Raymond Raletz	Chapter:	13
	Judge:	ABA

NOTICE OF PROPOSED PRIVATE SALE

Raymond Raletz, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk:

U.S. Bankruptcy Court Clerk
400 Cooper Street
4th Floor
Camden, NJ 08101

If an objection is filed, a hearing will be held before the Honorable Andrew B. Altenburg, Jr on September 5, 2023 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 4b, 400 Cooper Street, 4th Floor, Camden, NJ 08101. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 606 S. Burnt Mill Road, Voorhees, NJ 08043

Proposed Purchaser: CSA, IV, LLC

Sale price: \$125,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Mark Scarpa, Jr.

Amount to be paid: 6% of gross sale

Services rendered: Seller and buyer real-estate agent.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Mitchell Lee Chambers, Esq

Address: 602 Little Gloucester Road, Suite 5, Blackwood, NJ 08012

Telephone No.: 856-302-1778

In re:
Raymond Raletz
Debtor

Case No. 23-16240-ABA
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1
Date Rcvd: Aug 08, 2023

User: admin
Form ID: pdf905

Page 1 of 2
Total Noticed: 25

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 10, 2023:

Recip ID	Recipient Name and Address
db	+ Raymond Raletz, 27 Windemere Drive, Sicklerville, NJ 08081-3025
519977498	+ CHRISTIANA TRUST, C/O PELLEGRINO & FIELDSTEIN, 290 ROUTE 46 WEST, Denville, NJ 07834-1239
519977500	+ DEMBO, BROWN, & BURNS, LLP, 1300 ROUTE 73, SUITE 205, Mount Laurel, NJ 08054-2200
519977504	+ PELLEGRINO & FELDSTEIN, LLC, 290 ROUTE 46 WEST, Denville, NJ 07834-1239
519977511	+ SUSAN RALETZ, 27 WINDEMERE DRIVE, Sicklerville, NJ 08081-3025

TOTAL: 5

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Aug 09 2023 01:21:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Aug 09 2023 01:21:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
519977496	+ Email/Text: creditcardbkcorrespondence@bofa.com	Aug 09 2023 01:20:00	Bank of America, Attn: Bankruptcy, 4909 Savarese Circle, Tampa, FL 33634-2413
519977499	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Aug 08 2023 21:53:18	CITI, PO BOX 6217, Sioux Falls, SD 57117-6217
519982510	Email/Text: mrdiscen@discover.com	Aug 09 2023 01:20:00	Discover Bank, Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025
519977501	+ Email/Text: mrdiscen@discover.com	Aug 09 2023 01:20:00	Discover Financial, Attn: Bankruptcy, Po Box 3025, New Albany, OH 43054-3025
519977502	Email/Text: sbse.cio.bnc.mail@irs.gov	Aug 09 2023 01:21:00	IRS, 600 Arch Street, Room 5200, Philadelphia, PA 19106
519977497	Email/PDF: ais.chase.ebn@aisinfo.com	Aug 08 2023 21:53:22	Chase Card Services, Attn: Bankruptcy, P.O. 15298, Wilmington, DE 19850
519977503	Email/Text: camanagement@mtb.com	Aug 09 2023 01:21:00	M&T Bank, 1 Fountain Plaza, Floor 3, Buffalo, NY 14203
519977505	Email/Text: signed.order@pfwattorneys.com	Aug 09 2023 01:20:00	Pressler & Pressler, 7 Entin Road, Parsippany, NJ 07054
519977506	Email/Text: signed.order@pfwattorneys.com	Aug 09 2023 01:20:00	pressler, felt, & warshaw, llp, 7 entin road, Parsippany, NJ 07054
519977507	+ Email/Text: signed.order@pfwattorneys.com	Aug 09 2023 01:20:00	PRESSLER, FLET, & WARSHAW, 7 ENTIN ROAD, Parsippany, NJ 07054-5020
519977508	+ Email/Text: clientservices@remexinc.com	Aug 09 2023 01:20:00	Remex Inc, Attn: Bankruptcy, 307 Wall Street, Princeton, NJ 08540-1515
519977509	+ Email/PDF: resurgentbknotifications@resurgent.com	Aug 08 2023 21:52:05	Resurgent Capital Services, Attn: Bankruptcy, Po Box 10497, Greenville, SC 29603-0497

District/off: 0312-1

User: admin

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Date Rcvd: Aug 08, 2023

Form ID: pdf905

Total Noticed: 25

519977510	^	MEBN	Aug 08 2023 20:32:23	South Jersey Radiology, C/O Financial Recoveries, P.O. Box 1388, Mount Laurel, NJ 08054-7388
519977512	+	Email/PDF: gecsedl@recoverycorp.com	Aug 08 2023 21:52:11	Synco/Phillips 66, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
519977513		Email/Text: bankruptcy@td.com	Aug 09 2023 01:21:00	TD BANK, N.A., 32 CHESTNUT STREET, Lewiston, ME 04240
519977514	+	Email/PDF: Citi.BNC.Correspondence@citi.com	Aug 08 2023 21:53:39	Trac/CBCD/Citicorp, Citicorp Credit/Centralized Bankruptcy, Po Box 6497, Sioux Falls, SD 57117-6497
519977515	+	Email/Text: bkelectronicnotices@usaa.com	Aug 09 2023 01:20:00	USAA Federal Savings Bank, Attn: Bankruptcy, 9800 Fredricksburg Rd, San Antonio, TX 78288-0002
519977516		Email/Text: jdukelow@voorheesnj.com	Aug 09 2023 01:21:00	Voorhees Township, 2400 Voorhees Town Center, C/O taxing authority, Voorhees, NJ 08043

TOTAL: 20

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 10, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 7, 2023 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor M&T BANK dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Mitchell L Chambers, Jr.	on behalf of Debtor Raymond Raletz ecfbc@comcast.net
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 4